



DETACHED GARAGE

A building permit is required for the construction of a detached garage.

SUBMITTAL DOCUMENTS

- 1) Completed permit application;
- 2) Plat of Survey (3 copies) showing the location and dimensions of all existing structures/improvements on the property and the location of the proposed detached garage;
- 3) Drawing, Plan, or Manufacturers Brochure (3 copies) showing construction details, including material types and method of construction.

REQUIREMENTS:

- 1) It is the responsibility of the homeowner/contractor to arrange to have the underground utilities located before any digging. The number for J.U.L.I.E is 1.800.892.0123. J.U.L.I.E requires 48 hours notice before digging.
- 2) The building permit fee for a detached garage is \$6.00 per \$1,000.00 with a minimum fee of \$60. A plan review fee, also based on square footage will be assessed by the Plan Examiner and added to the building permit fee along with a building bond of \$100.00. This bond is refundable upon completion and approval of the project in accordance with all applicable City Ordinances. All fees and bonds must be paid before permit issue. No work shall begin without a permit. If work begins without a permit, permit fees may be doubled.
- 3) It takes approximately one to two weeks to process permit applications and issue permit. You will be called when permit is ready for pick-up.
- 4) It is the responsibility of the homeowner, occupant, or contractor on completion of the garage to call and arrange all inspections with the Building Department. A minimum 24-hour notice is required when scheduling any inspection. The number to call is 630.393.9050.

REQUIRED INSPECTIONS:

- 1) Footing & Wall
- 2) Trench foundation (if applicable)
- 3) Underground Electrical (if applicable)
- 4) Rough Electric
- 5) Rough Frame
- 6) Final Electrical
- 7) Final Building

REGULATIONS:

- 1) Detached Garages must be constructed within the guidelines of the specifications outlined in Table 10A and Table 10B of the current City of Warrenville Zoning Ordinance.

- 2) Maximum ground floor area of any accessory building and cumulative for all accessory buildings on the property in Residential Districts shall not exceed:

On Lots <18,000 sf.	650 sf.
On Lots 18,000 sf. – 40,000 sf.	825 sf.
On Lots >40,000 sf.	2.5% of the lot size, up to a maximum size of 2,000 sf. (cumulative for all accessory buildings on the lot)
 - 3) Detached garages are subject to the maximum lot coverage and maximum coverage of rear yard requirements.
 - 4) Maximum detached garage height in Residential Districts:

On Lots <18,000 sf.	23 feet*
On Lots 18,000 sf. – 40,000 sf.	24 feet*
On Lots >40,000 sf.	27 feet*
In R-6 Districts	18 feet
- *Maximum eave height shall not exceed ten (10) feet. The eave height shall be the vertical dimension between finished floor and the top of the lowest edge of roof plywood.
- 5) Detached garage must be a minimum of ten (10) feet from the principal building and any other accessory structure.
 - 6) Detached garage may be constructed in the rear yard and interior side yard. The minimum required setback from property line is three (3) feet.
 - 7) Any detached garage and accessory structure larger than 120 square feet must have a “thickened edge” concrete slab, 10” inches deep by 20” inches wide with 4” of compacted gravel under a 4” inch concrete slab minimum.
 - 8) Any detached garage that will be heated or cooled must have an approved building paper installed under the siding.
 - 9) Any detached garage that is temperature controlled must have “ice and water shield” installed in lieu of the first row of felt paper when roofing.
 - 10) No accessory structure may be built in any easement.
 - 11) A final inspection is required upon completion. (homeowner to arrange)

Things to consider when hiring and working with contractor(s)...

When hiring a contractor it is a good idea to get a written estimate, which includes the specific work to be performed, the time frame involved, and your cost.

When making a payment request a detailed receipt of the work and materials you are paying for.

It is also a good idea to request a waiver of lien in consideration for final and full payment. A final waiver of lien waives and releases the contractor’s right to claim a lien for labor, services, or materials, furnished for the project.

Issuance of a permit does not exempt you from the rules and regulations of your Home Owners Association (HOA). If your HOA requires you to have their approval prior to filing for a permit and you have not done so, please contact them immediately before commencing work on this project.

[Application for Construction or Use \(Building Permit Application\)](#)

*This pamphlet is to be used as a guide only.
There may be certain specific special requirements not indicated in this pamphlet.*